



Entered on Docket
March 08, 2010

A handwritten signature in black ink, appearing to read "Riegle".

Hon. Linda B. Riegle
United States Bankruptcy Judge

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UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re	Bankruptcy Case No. BK-S-09-32247-lbr
	Chapter 7
HEDIBERTO RUIZ-PEREZ,	WELLS FARGO BANK, N.A.,
Debtor(s).	SUCCESSOR BY MERGER TO WELLS
	FARGO BANK SOUTHWEST, N.A.
	FORMERLY KNOWN AS WACHOVIA
	MORTGAGE, FSB, FKA WORLD
	SAVINGS BANK, FSB'S ORDER
	TERMINATING AUTOMATIC STAY
	Date: February 3, 2010
	Time: 10:30 a.m.

1 A hearing on Secured Creditor Wells Fargo Bank, N.A., successor by merger to
2 Wells Fargo Bank Southwest, N.A. formerly known as Wachovia Mortgage, FSB, fka World
3 Savings Bank, FSB's Motion for Relief From the Automatic Stay came on regularly for hearing
4 in the United States Bankruptcy Court before the Honorable Linda B. Riegle, Michelle Abrams
5 appearing on behalf of Secured Creditor.

6 The court having duly considered the papers and pleadings on file herein and
7 being fully advised thereon and finding cause therefor:

8 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED:**

9 The automatic stay of 11 United States Code section 362 is hereby immediately
10 terminated as it applies to the enforcement by Movant of all of its rights in the real property
11 under the Note and Deed of Trust encumbering the real property commonly known as 3020
12 Magnet St, North Las Vegas, Nevada 89030-5039 ("Real Property"), which is legally described
13 as:

14 LOT 6 IN BLOCK 3 OF LEWIS HOMES –
15 NORTH LAS VEGAS NO.1, AS SHOWN BY
16 MAP THEREOF ON FILE IN BOOK 12 OF
17 PLATS, PAGE 46 IN THE OFFICE OF THE
COUNTY RECORDER OF CLARK COUNTY,
NEVADA.

18 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that Movant and/or
19 its foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale
20 of the Real Property to the Debtor(s) at the address for the Real Property at least 7 calendar days
21 prior to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at
22 least 7 calendar days' advance notice of the time, date and place of the foreclosure sale of the
23 Real Property in compliance with the notice requirements set forth in Chapter 107 of Nevada
24 Revised Statutes, those notices shall be sufficient to satisfy the requirement of this Court to
25 provide 7 days' notice to the Debtor(s).

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1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may
2 offer and provide Debtor with information re: a potential Forbearance Agreement, Loan
3 Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and
4 may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to
5 enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this
6 bankruptcy case.

7 APPROVED/DISAPPROVED APPROVED/DISAPPROVED

9 NARRAH F NEWARK TIMOTHY S. CORY
10 DEBTOR(S) ATTORNEY TRUSTEE

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1 ALTERNATIVE METHOD re: RULE 9021:

2 In accordance with LR 9021, counsel submitting this document certifies as follows (check one):

3 The court has waived the requirement of approval under LR 9021.

4 I certify that I have served a copy of this order with the motion, and no parties appeared
5 or filed written objections.

6 This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have
7 delivered a copy of this proposed order to all counsel who appeared at the hearing, any
8 unrepresented parties who appeared at the hearing, and each has approved or disapproved the
9 order, or failed to respond, as indicated below [list each party and whether the party has
10 approved, disapproved, or failed to respond to the document]:

12 This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to
13 all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing,
14 and each has approved or disapproved the order, or failed to respond, as indicated below [list
15 each party and whether the party has approved, disapproved, or failed to respond to the
16 document]:

18 Approved.

19 Disapproved.

20 Failed to respond. – Debtor’s Attorney/Trustee

21 #####

22 Submitted by:

23 /s/ JACQUE A. GRUBER

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27 NV Bar #11385

Attorney for WELLS FARGO BANK, N.A., SUCCESSOR

28 BY MERGER TO WELLS FARGO BANK SOUTHWEST, N.A. FORMERLY KNOWN
AS WACHOVIA MORTGAGE, FSB, FKA WORLD SAVINGS BANK, FSB